

**TOY DISTRICT/DOWNTOWN INDUSTRIAL DISTRICT
BUSINESS IMPROVEMENT DISTRICT
BOARD OF DIRECTORS MEETING
MARCH 24, 2009
MINUTES**

BOARD MEMBERS

Present: Ernie Doizaki, Howard Klein, Matt Klein, Larry Rauch, Michael Tansey and Paul Vert.

Absent: Richard Gardner, Donald Kanner, Richard Meruelo, Bill Shinbane and Mark Shinbane.

STAFF: Raquel King, Estela Lopez and Vicky McCormick.

CONSULTANTS: Qathryn Brehm, Ken Coelho and Don Steier.

GUESTS: LAPD Sgt. Kris Werner, Tara Devine (office of Councilman Jose Huizar).

I. CALL TO ORDER

Vert called the meeting to order with a quorum at 12:09pm.

II. PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS

None.

III. APPROVAL OF MINUTES

M. Klein made a motion to approve the February 24, 2009 minutes, and H. Klein seconded. The Board unanimously approved.

IV. FINANCE

Coelho informed the Board that the first disbursement of assessment revenue for both Toy and DID was received; \$227,000 Toy and \$564,000 DID.

Coelho reported that expenses for the most part are on budget, with the exception of security and maintenance being slightly under budget in Toy and slightly over in DID.

As of February 2009 all accruals from 2008 have been paid. Ending cash equaled \$462,000 in DID, and \$201,000 in Toy.

Coelho stated that the BID's cash perspective is good. He stated that in 2008 the first disbursement of assessment revenue equaled \$547,000 in DID, and \$218,000 in Toy.

Rauch asked if property owners were trying to get their properties re-assessed. Coelho stated that he wouldn't know until the second quarter of the year, when the City reports are issued. Lopez stated that she would ask John Noguez of the County Assessor's office.

Coelho reported that in March 2009 additional assessment revenue had already been received; \$141,000 DID and \$57,000 Toy, and that CCEA has invoiced the City for an additional \$53,000 for DID and \$32,000 Toy.

Coelho informed the Board that \$13,500 of assessment revenue had been received in February 2009 for DID from prior year delinquents, and an additional \$1,500 of penalty income.

The projection of cash at year-end as of Feb 2009 is \$37,000 in Toy and \$47,000 in DID. These amounts will fluctuate throughout the year and we anticipate Toy will break even and DID will remain in a cash positive position. There is \$8,700 in the prior BID bank account for one-time fees that could be used at the BID's discretion.

V. DID BID RENEWAL

Lopez informed the Board that the BID had received 43.724% yes votes on the petitions. She informed the Board that she had spoken to a property owner on Kohler, Alan Shemirani, who initially was opposed to the BID's renewal and vowed to rally

other owners to oppose renewal, as well. Shemirani stated that he would support and send in his petition, which is just under 1%.

Lopez informed the Board that she, King, and Rebecca Sherrill of the DWP toured the District identifying areas that were poorly lit. Kohler Street is one of the streets whose wattage will be significantly increased.

Lopez stated that she also spoke with Richard Gardner (L.A. Wholesale Produce Mart) and he stated that he would support renewal, but first had to meet with other members of the consortium to explain renewal to them.

Doizaki asked if the BID received a petition from Mutual Trading, and Lopez answered no. Doizaki recommended that King ask James Doizaki to speak with Mutual Trading. Doizaki also suggested that King send a list of property owners along Stanford between 5th and 6th Streets.

Lopez stated that renewal should be done in June or July. The ballot process lasts 45-days and the votes cast form the total from which the majority decides the election.

VI. OPERATIONS

Lopez introduced Sgt. Kris Werner to the Board.

DID:

McCormick reported that in DID blocking the sidewalk decreased in February 2009; February 2008- 736 and February 2009- 354. The number of milk crates and shopping carts increased. McCormick stated that there are new shopping carts that have surfaced in the area; someone may be distributing the carts to homeless individuals. Loitering and trespassing decreased.

February 2008 calls for service- 2,234. February 2009 calls for service- 1,649.

McCormick reported that the number of trash bags collected in February increased, as well as bulky items. Pallets have become a big issue.

Toy:

McCormick informed the Board the illegal vending increased in January and February 2009. The number of trash bags collected increased. In February 2008 6,253 bags were collected; February 2009 8,713 bags were collected.

VII. LEGISLATIVE UPDATE

Industrial Land Use Policy:

Devine reported that Gail Goldberg (City Planning) and Cecilia Estolano (CRA) presented a report at a recent meeting of the City Planning Commission in which they recapped achievements of the Industrial Land Use initiative.

Devine informed the Board that she and Greg Fisher of CD9 testified at the Planning Commission, both stressing that there needs to be more community involvement, and that future industrial is not industrial as we know it today.

Devine then asked the BID to inform her of any possible public works budget cutbacks that affect the BID, because beautification is high on CD14's budget priority list.

Vert expressed that Lopez, Devine and Fisher did a great job testifying at the Planning Commission. Estela was quoted in the Downtown News.

CRA's Fashion District Master Plan Study:

Lopez reported that the CRA invited CCEA to participate on the advisory committee for this study, since its boundaries include a small portion of the Industrial District BID.

VIII. EXECUTIVE SESSION

IX. OLD BUSINESS

None.

X. ADJOURNMENT- The meeting of the Board was adjourned at 1:36pm.